

## EXTRAORDINARY DELIVERED

# 350 INDIANA STREET

Golden, Colorado  
Agency Leasing

### OPPORTUNITY

Sixth Avenue West was 84% leased to 13 tenants at the time of sale. The prominent eight-story building sits on an elevated 6.51 acres above U.S. Highway 6 and Indiana Street. Built in 1984, Sixth Avenue West is in a once overlooked office market that is gaining momentum with investors due to the light rail expansion, new St. Anthony Hospital and Denver Federal Center.

### SOLUTION

- Renovate conference room and fitness center to attract new pool of tenants
- Capitalize on location and accessibility to major highways into Downtown Denver

### RESULTS

With renovations complete, the space is now 80% leased. An upcoming broker event will bring more activity to the building, and bring in a new tenant pool.

